

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

April 28, 2010

Ms. Eileen Rhodes
Eastlake Management & Development Corp.
2850 South Michigan Avenue
Chicago, IL 60616

**Re: Administrative Relief request for Residential Planned Development
No. 1145, Rockwell Gardens, Lot 20 at 330 South Campbell Avenue
and Lot 22 at 337-343 South Maplewood Avenue/2518 West Van
Buren Street**

Dear Ms. Rhodes:

Please be advised that your request for a minor change to Residential Planned Development No. 1145 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement 12 of the Planned Development.


You are requesting the following changes:

- On lot 20, a reduction in the south side yard setback from 14'-11" to 7'-0" so that a larger yard can be created.
- On lot 22, a reduction in the north side yard setback from 9'-8" to 6'-10 3/4" so that the proposed building is in line with adjacent buildings to the east.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these setback reductions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1145, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
c: Mike Marimo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

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February 4, 2010

Ms. Eileen Rhodes
Eastlake Management & Development Corp.
2850 South Michigan Avenue
Chicago, IL 60616

Re: **Administrative Relief request for Residential Planned Development
No. 1145, Rockwell Gardens, Lot 2 at 339-43 South Campbell Avenue and
Lot 45 at 2508 West Jackson Boulevard/218-224 South Campbell Avenue**

Dear Ms. Rhodes:

Please be advised that your request for a minor change to Residential Planned Development No. 1145 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement 12 of the Planned Development.

You are requesting the following changes:

On lot 2, a reduction in the north side yard setback from 9'-1" to 5'-7" so that the proposed building is in line with adjacent buildings to the east and west. A revised Site Plan, prepared by Piekarz Associates, and dated November 11, 2009, shall be inserted into the main file.

On lot 45, a reduction in the west rear yard setback from 25'-6" to 23'-0" and a reduction in the north side yard setback from 16'-9" to 15'-7" so that the proposed building is in line with adjacent buildings to the east and west. A revised Site Plan, prepared by Piekarz Associates, and dated October 15, 2009, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these setback reductions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. However, for future reference, please note that overall Site Plan exhibits and site specific drawings must be both consistent and reflective of proper setback measurements from building to property line as opposed to fence line as depicted in some drawings.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1145, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
c: Mike Marmo, Erik Glass, Main file



16453

Reclassification Of Area Shown On Map No. 2-G.

(Application No. 16857)

(Common Address: 114 S. Racine Ave.)

[O2009-4837]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 269 feet north of and parallel to West Adams Street; South Racine Avenue; West Adams Street; and the public alley next west of and parallel to South Racine Avenue, to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 2-I.

(As Amended)

(Application No. 16453)

(Common Address: West Monroe Street and South Campbell Avenue)

[SO2009-4838]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current POS-2 Public Open Space District symbols and indications as shown on Map No. 2-I in area bounded by:

West Monroe Street; a line 277.75 feet west of South Western Avenue; the alley next south of West Monroe Street; and South Campbell Avenue,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 2-1 in the area bounded by:

the alley next south of West Adams Street; a line 132.20 feet east of South Campbell Avenue; West Jackson Boulevard; and South Campbell Avenue,

RPD 1145

to those of an RM5 Residential Multi-Unit District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the RM5 Residential Unit District symbols and indications as shown on Map No. 2-1 in the area bounded by:

West Monroe Street; a line 125.86 feet east of South Rockwell Street; the alley next south of West Monroe Street; a line 145.84 feet east of South Rockwell Street; West Monroe Street; a line 165.82 feet east of South Rockwell Street; the alley next south of West Monroe Street; a line 286.34 feet west of South Campbell Avenue; West Monroe Street; South Campbell Avenue; the alley next south of West Madison Street; the alley next west of South Western Avenue; West Monroe Street; a line 277.75 feet west of South Western Avenue; the alley next south of West Monroe Street; South Campbell Avenue; West Wilcox Street; the alley next west of South Campbell Avenue; West Adams Street; South Campbell Avenue; the alley next south of West Adams Street; a line 132.20 feet east of South Campbell Avenue; West Jackson Boulevard; South Campbell Avenue; a line 175.49 feet south of West Jackson Boulevard; the alley next east of South Campbell Avenue; a line 93.10 feet north of West Van Buren Street; South Artesian Avenue; West Van Buren Street; South Maplewood Avenue; West Jackson Boulevard; South Rockwell Street; the alley next south of West Monroe Street; and a line 85.90 feet east of South Rockwell Street,

to those of Residential Planned Development Number 1145 which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No. 1145.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number ____ (the "Planned Development") consists of a net site area of approximately five hundred fifty-nine thousand four hundred thirty-five and thirty-six hundredths (559,435.36) square feet (twelve and eighty-four hundredths (12.84) acres) of property, which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (the "Property"), and is owned or controlled by East Lake/West End, L.L.C. (the "Applicant").

2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or adjustments of rights-of-way, including those depicted in the attached Right-of-Way Adjustment Map shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal and beneficial titleholders and any grantees, ground lessors and lessees. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assigns and, if different than the Applicant, the legal and beneficial titleholders and any grantees, ground lessors and lessees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) (hereafter "Modifications") to this Planned Development are made, shall be under single ownership or under single designated control; provided, however, that the owners of or designated controlling party for each completed subarea may seek Modifications for that subarea without the consent of the owner(s) of the other subareas so long as the Modifications sought do not alter the development rights applicable to the other subareas. Single designated control for purposes of this paragraph shall mean that any application to the City for any Modifications to this Planned Development is made or authorized by the Chicago Housing Authority, its successors and assigns.
4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Map; a Right-of-Way Adjustment Map; a Green Roof Plan; an overall Site Plan, a Subarea A Site Plan and Site Plans and Elevations for individual building types within Subarea A all the site plans and elevations combined total twenty-five (25) sheets all prepared by Piekarz Associates, P.C. and dated November 20, 2008. Full-size sets of the Site Plans and Elevations are on file with the Department of Zoning and Land Use Planning. These and no other zoning controls shall apply to the Property. This Plan of Development conforms with the intent and purpose of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The property within the Planned Development is indicated on the Planned Development Boundary, Property Line and Subarea Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property:
 - Subarea A: Residential dwelling units and accessory uses.
 - Subarea B: Public Open Space and recreational facilities.
 - Subarea C: Residential dwelling units and accessory uses.

6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Zoning and Land Use Planning. On-Premises business identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Zoning and Land Use Planning. Off-premise signs shall not be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to review of the Department of Transportation. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation.
8. In addition to the maximum height of the buildings or any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.
11. The improvements depicted on the Site Plans and Elevations for Subarea A including the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Site Plans and Elevations. The improvements to be constructed in Subarea B and Subarea C shall be subject to the review and approval of the Department of Zoning and Land Use Planning under the Site Plan Review procedures contained in the Chicago Zoning Ordinance.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning, upon the application for such modification by the Applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Zoning and

Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. To that end, the Applicant shall provide a one hundred percent (100%) vegetated ("green") roof on the net roof area of the four (4) and six (6) unit building and other green roof areas for a combined green roof area of approximately seventy-three thousand three hundred ninety-two (73,392) square feet.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standards of accessibility.
15. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
16. Unless substantial construction of the Subarea A improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the RM5 Residential Multi-Unit District applicable to the Property immediately preceding the adoption of this Planned Development. The six-year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that good cause for such an extension is shown.

[Existing Zoning Map; Planned Development Boundary, Property Line
and Subarea Map; Right-of-Way Adjustment Map; Site Plans;
Green Roof Plans; and Building Elevations referred
to in these Plan of Development Statements
printed on pages 68895 through
68923 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

7/29/2009

REPORTS OF COMMITTEES

16453
68893

Residential-Business Planned Development

Plan Of Development

Bulk Regulations And Data Table.

General Description of Land-Use:

See Statement Number 5 of this Planned Development.

Maximum Permitted F.A.R.:

Subarea A:	2.000
Subarea B:	0.021
Subarea C:	2.200
Overall:	1.742

Gross Site Area = Net Site Area + Area Remaining in the Public Right-of-Way.

Subarea A: 389,828.26 square feet (8.95 acres) = 235,101.36 square feet (5.40 acres) + 154,726.90 square feet (3.55 acres)

Subarea B: 152,772.15 square feet (3.51 acres) = 96,156.00 square feet (2.21 acres) + 56,616.15 square feet (1.30 acres)

Subarea C: 304,078.16 square feet (6.98 acres) = 228,178.00 square feet (5.24 acres) + 75,900.16 square feet (1.74 acres)

Overall Gross Site Area: 846,678.57 square feet (19.43 acres) = 559,435.36 square feet (12.84 acres) + 287,243.21 square feet (6.59 acres)*

* Net Site Areas and Areas remaining in the public right-of-way have been calculated based on the area after the vacations and dedication contemplated by this Planned Development and depicted in the Right-of-Way Adjustment Map attached to this Planned Development

Setbacks from Property Line:

Subarea A:	In accordance with the Subarea A Site Plans
Subarea B:	In accordance with the Site Plan approved pursuant to Statement 9

Subarea C:

As approved by D.P.D. during the site plan review process

Maximum Number of Units:

Subarea A:	222
Subarea B:	None
Subarea C:	321

Minimum Number of Off-Street Parking Spaces:

Subarea A:	1 space per unit
Subarea B:	None
Subarea C:	1 space per unit

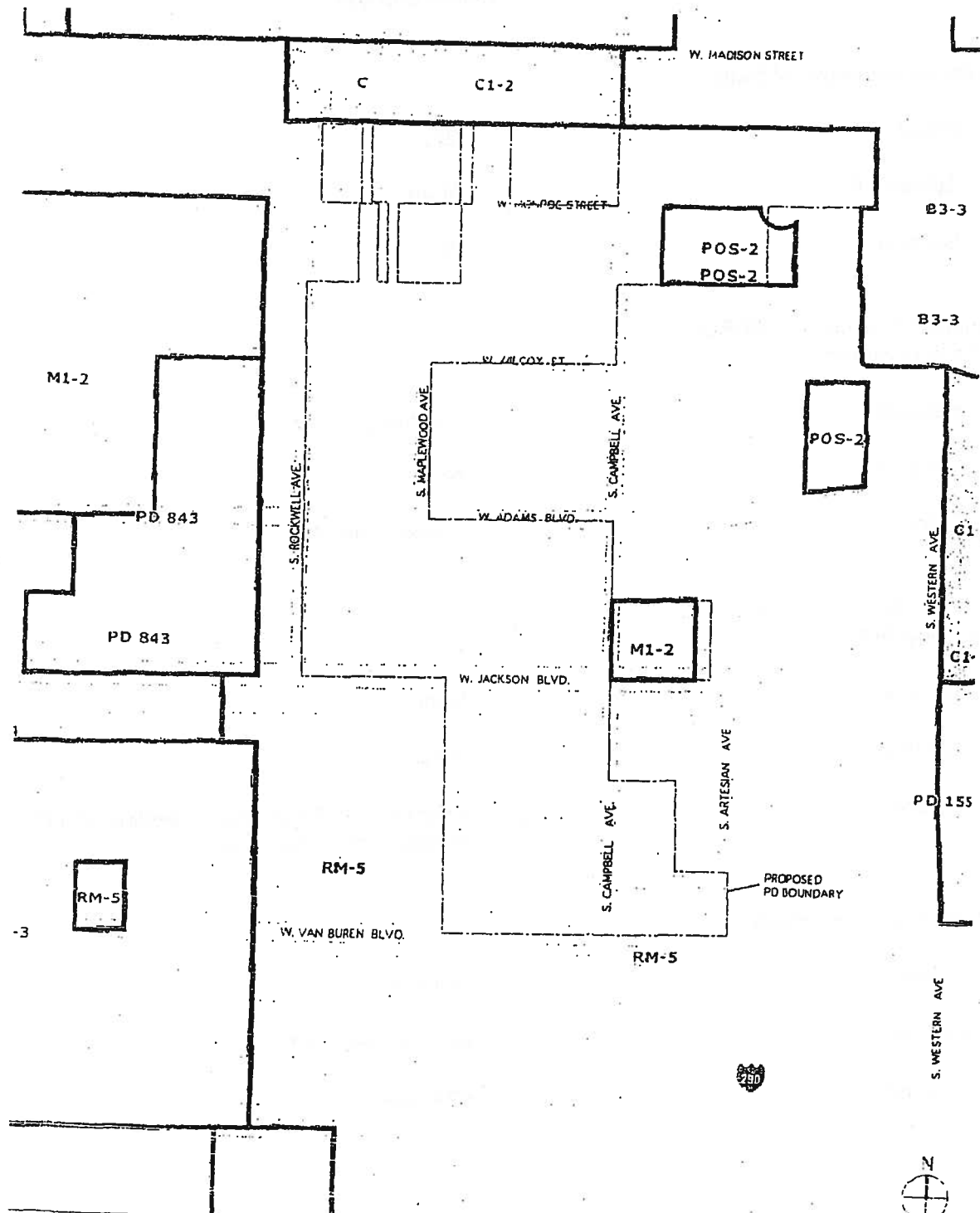
Minimum Number of Off-Street Loading Berths:

Subarea A:	None
Subarea B:	None
Subarea C:	1 per multi-unit building exceeding 25,000 square feet of floor area.

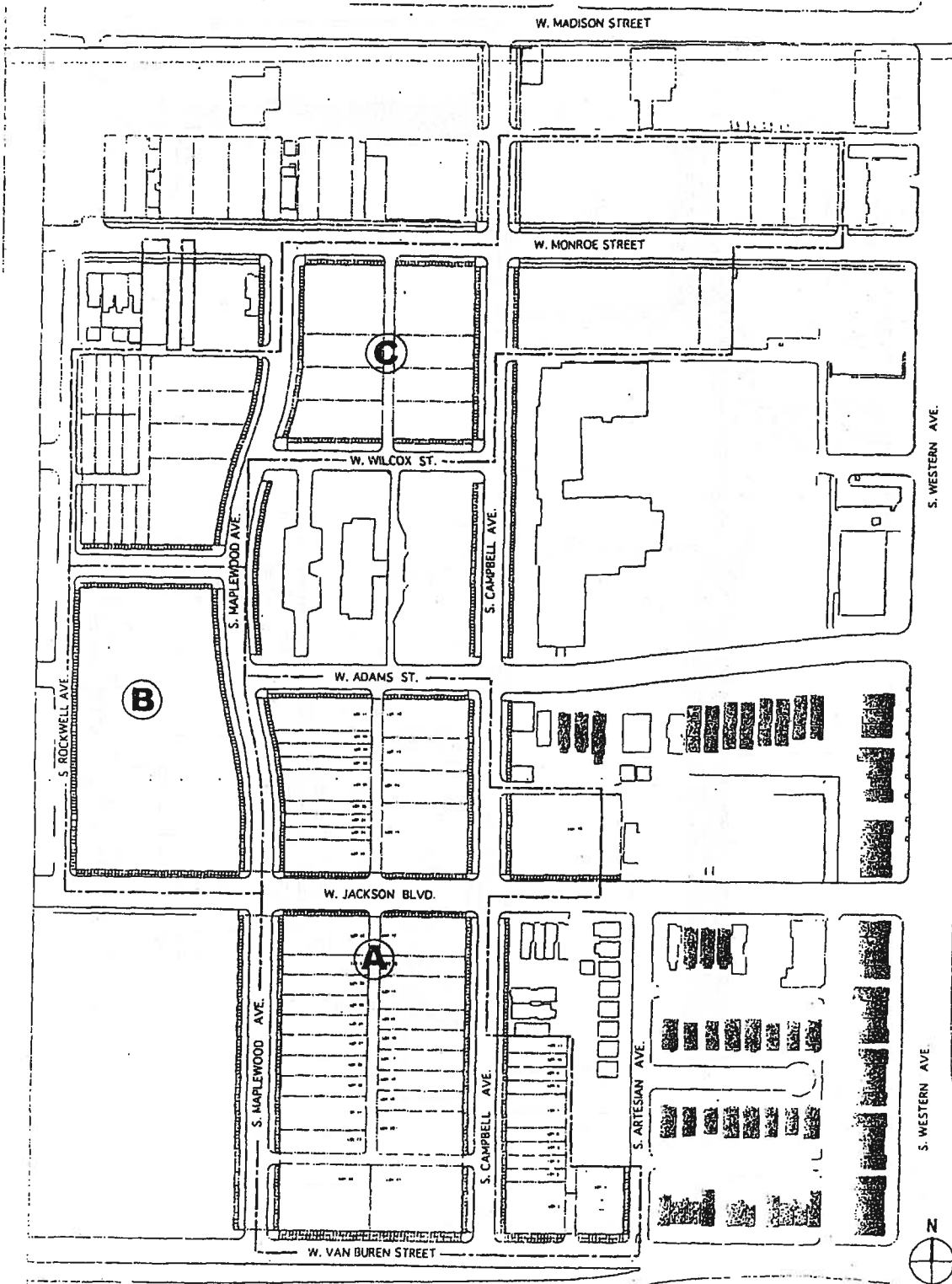
Maximum Building Height:

Subarea A:	45.0 feet
Subarea B:	As approved by D.P.D.
Subarea C:	60.0 feet

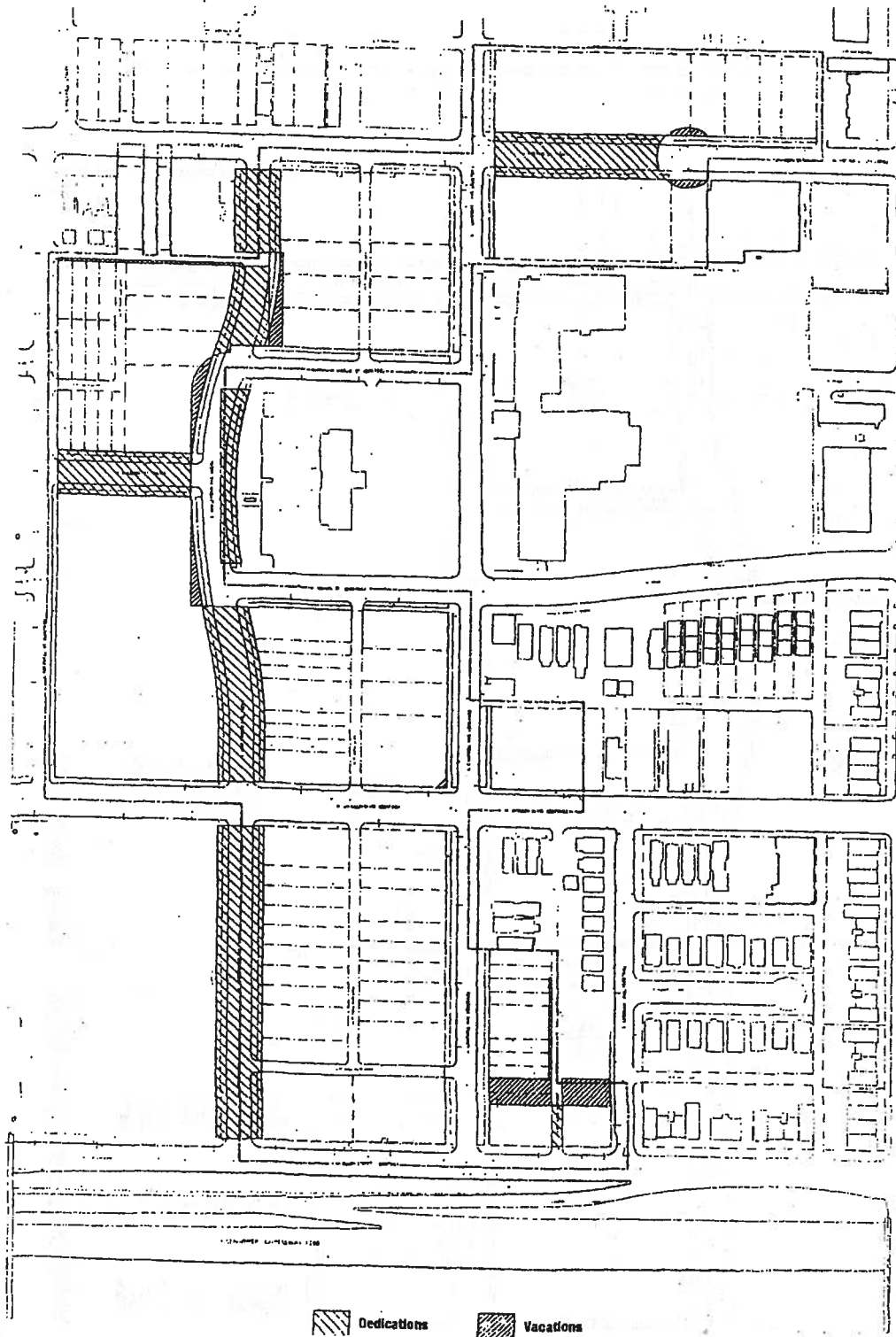
Existing Zoning Map.



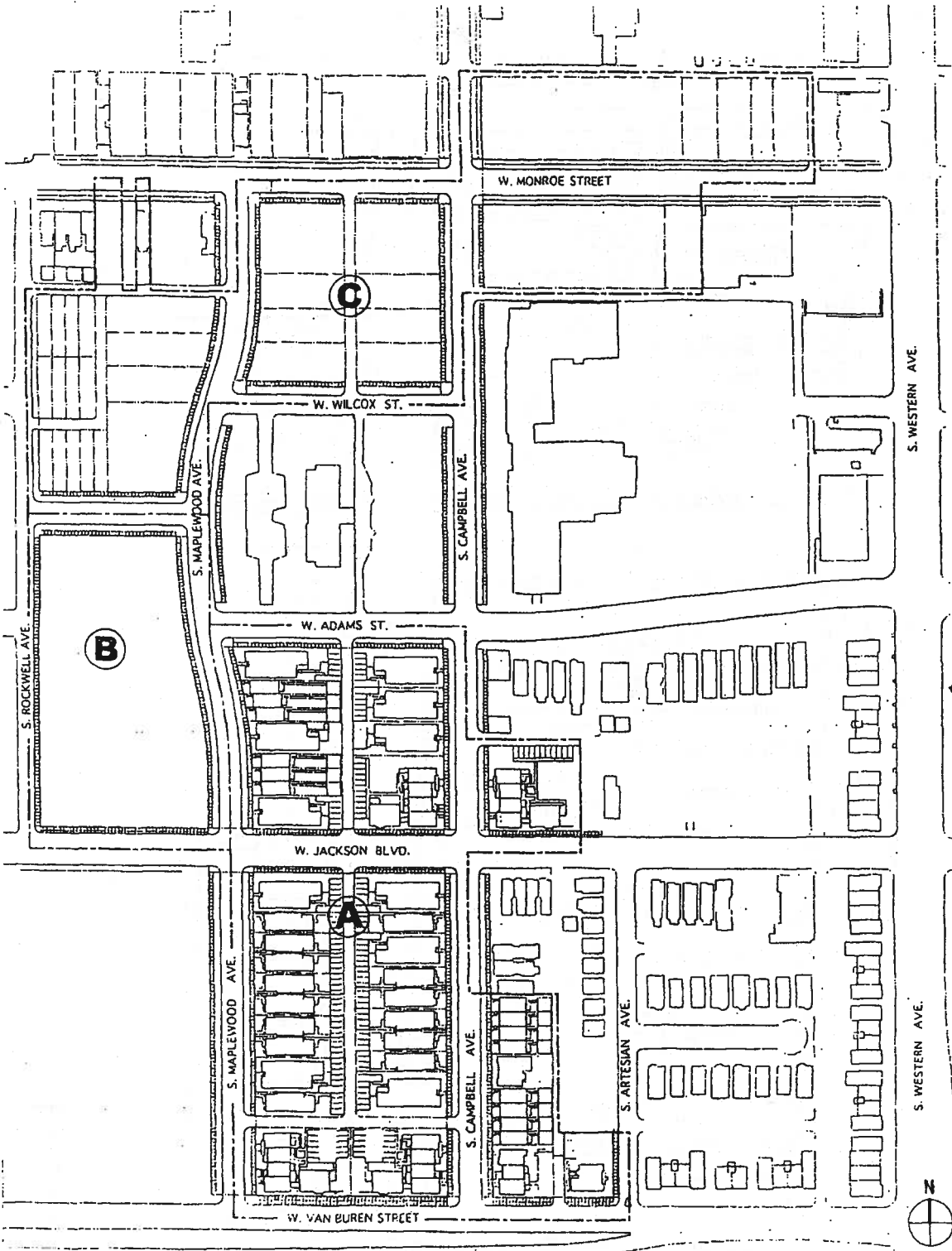
Planned Development Boundary,
Property Line And Subarea Map.



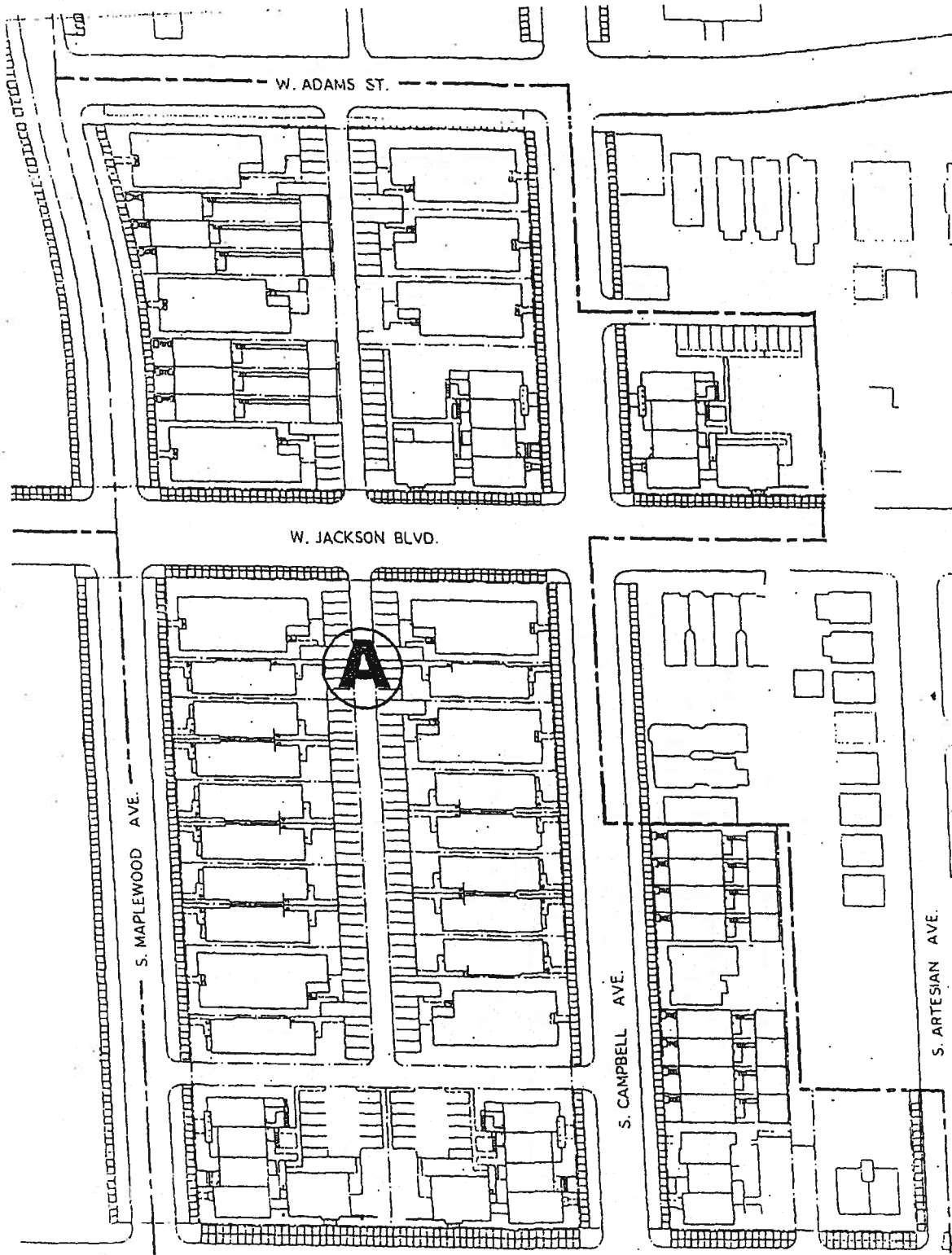
Right-Of-Way Adjustment Map.



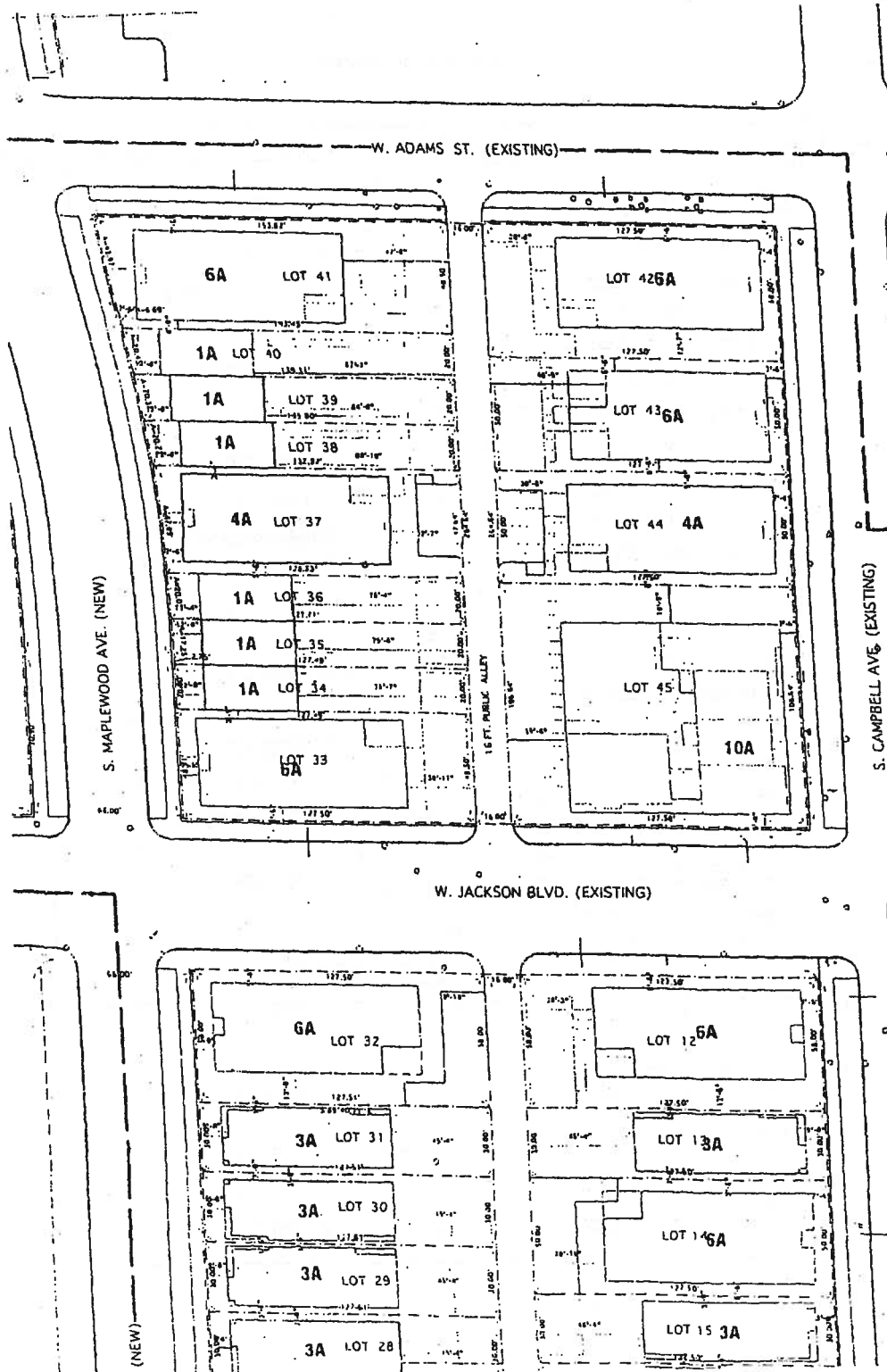
Site Plan.



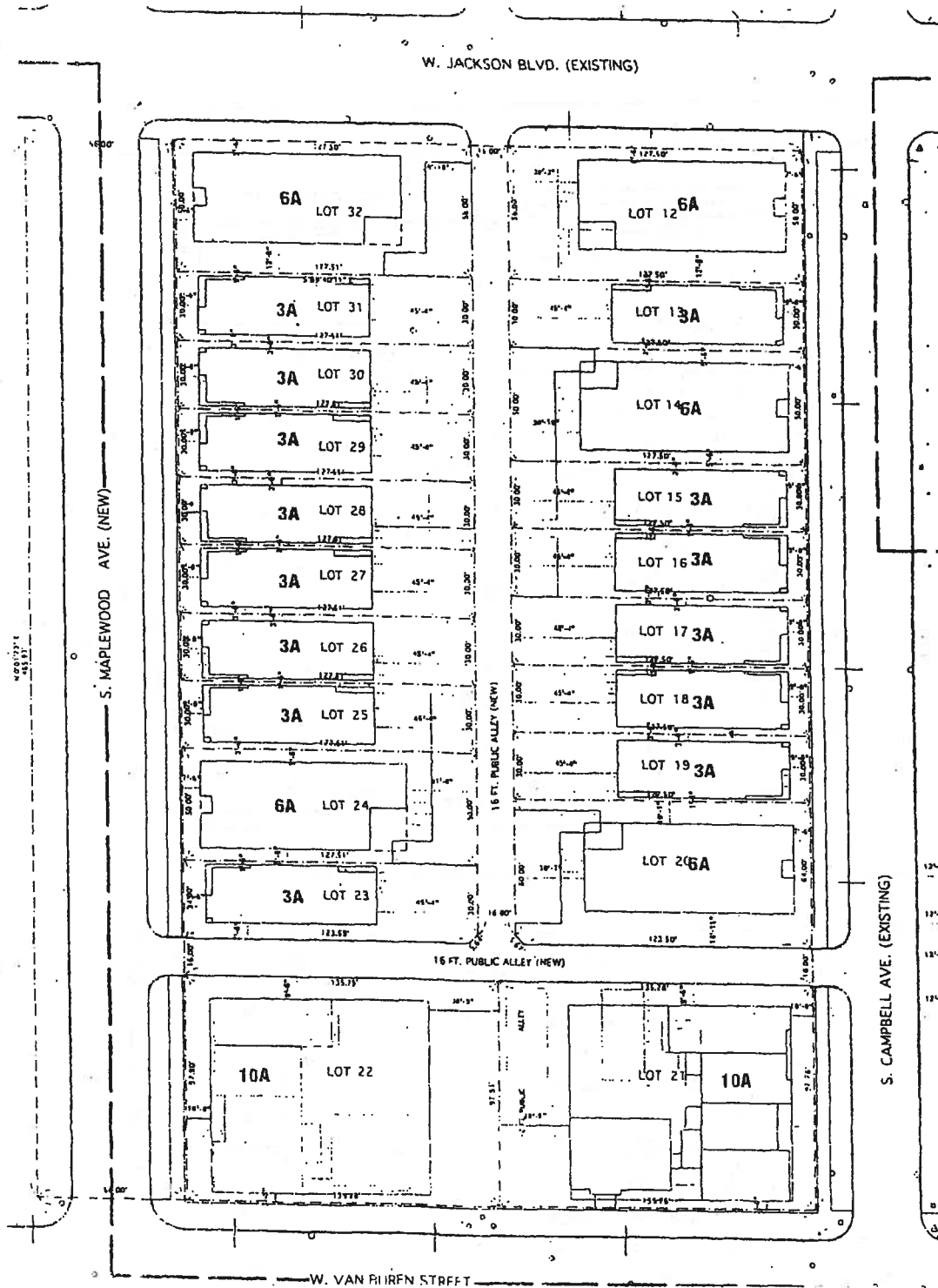
Site Plan – Subarea A.
(Page 1 of 5)



Site Plan -- Subarea A.
(Page 2 of 5)



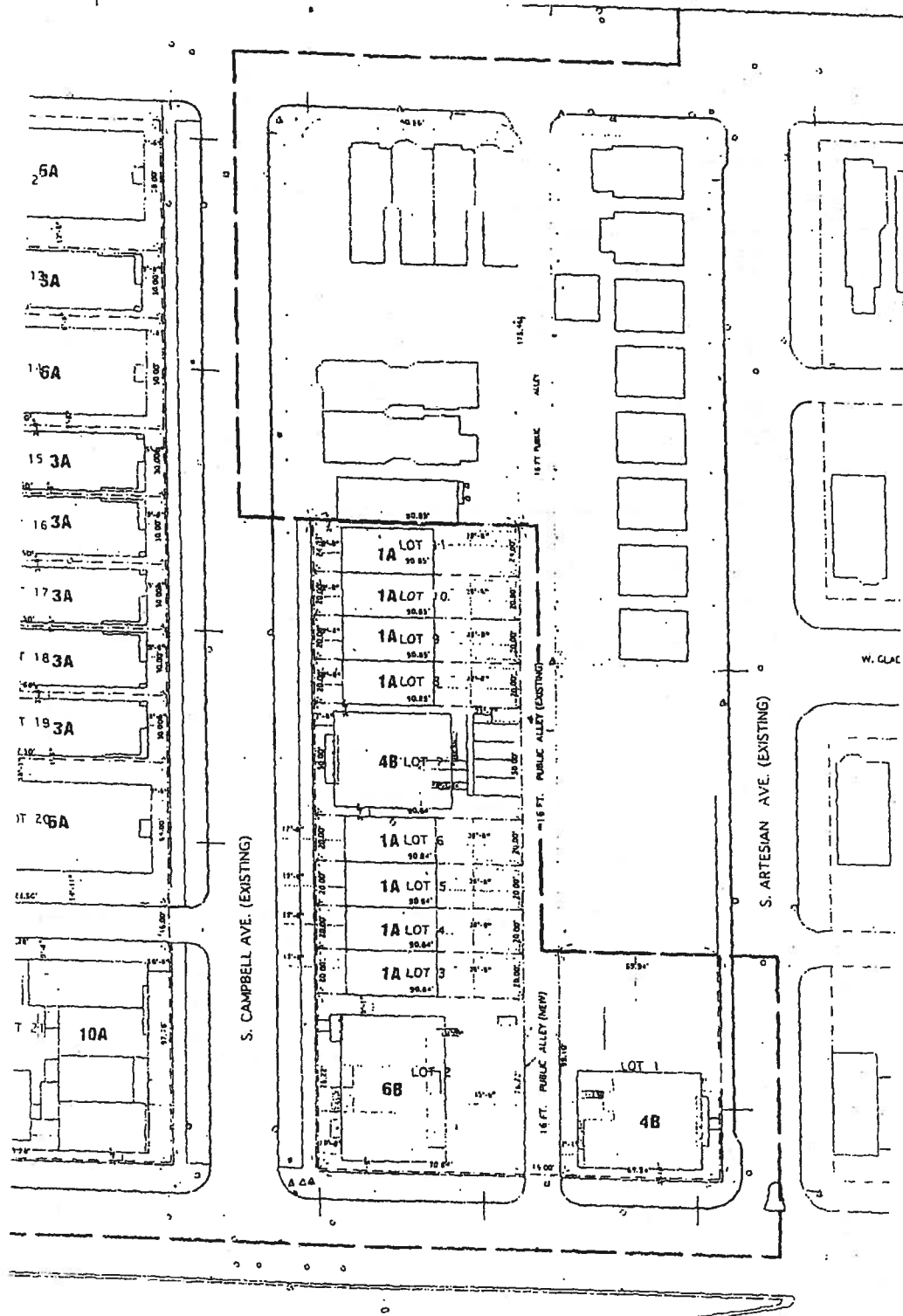
Site Plan -- Subarea A.
(Page 3 of 5)



Site Plan -- Subarea A.
(Page 4 of 5)

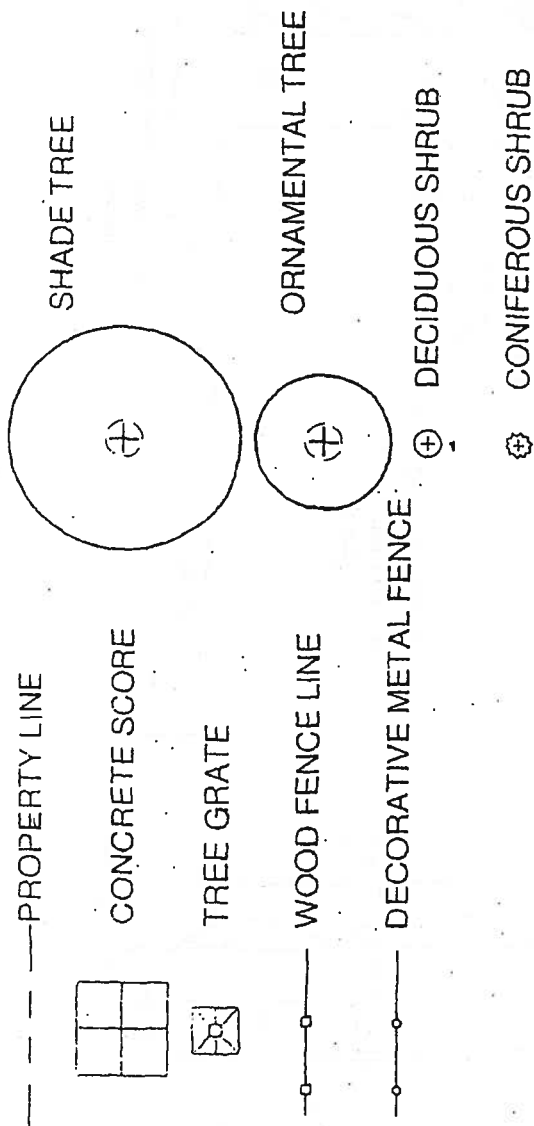


Site Plan -- Subarea A.
(Page 5 of 5)



Subarea A -- Typical Site Plan --
Legend.

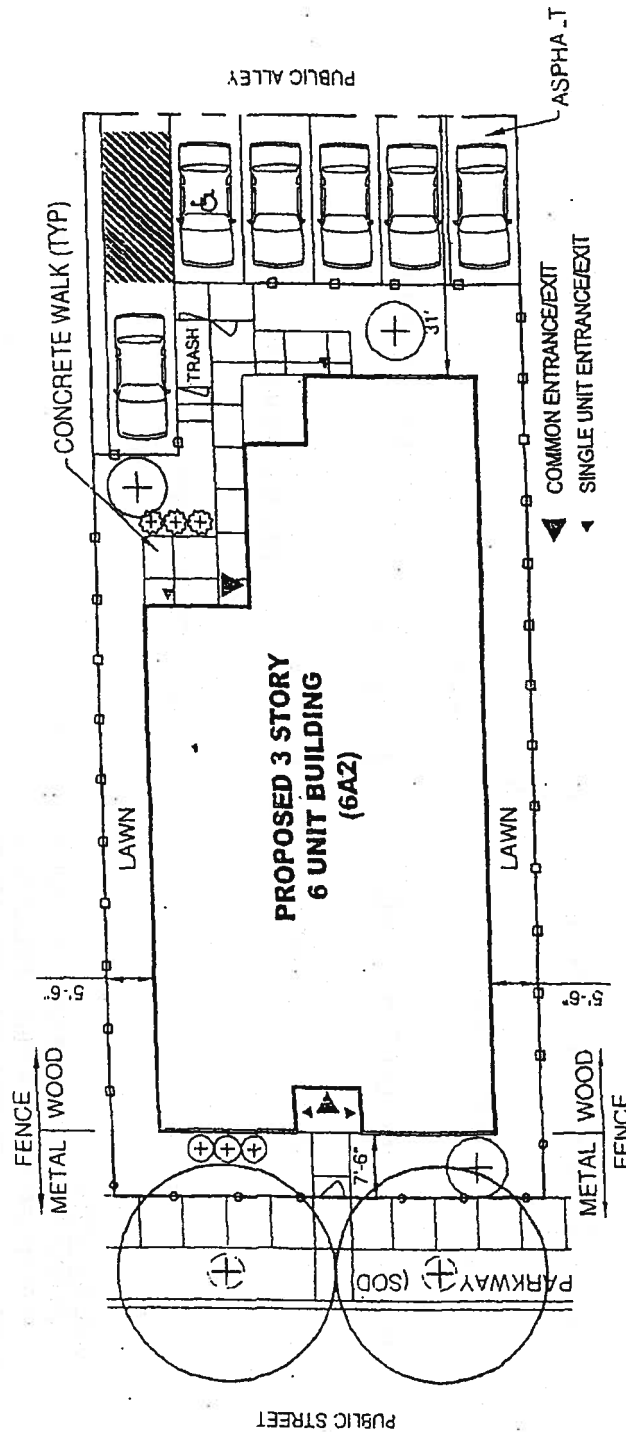
LEGEND KEY



GENERAL NOTE

- 1) INFORMATION SHOWN HEREON FOR THE PURPOSES OF PLANNED DEVELOPMENT APPLICATION.
- 2) ACTUAL DIMENSIONS & SITE CONDITIONS MAY VARY.
- 3) STORMWATER MEASURES NOT SHOWN.

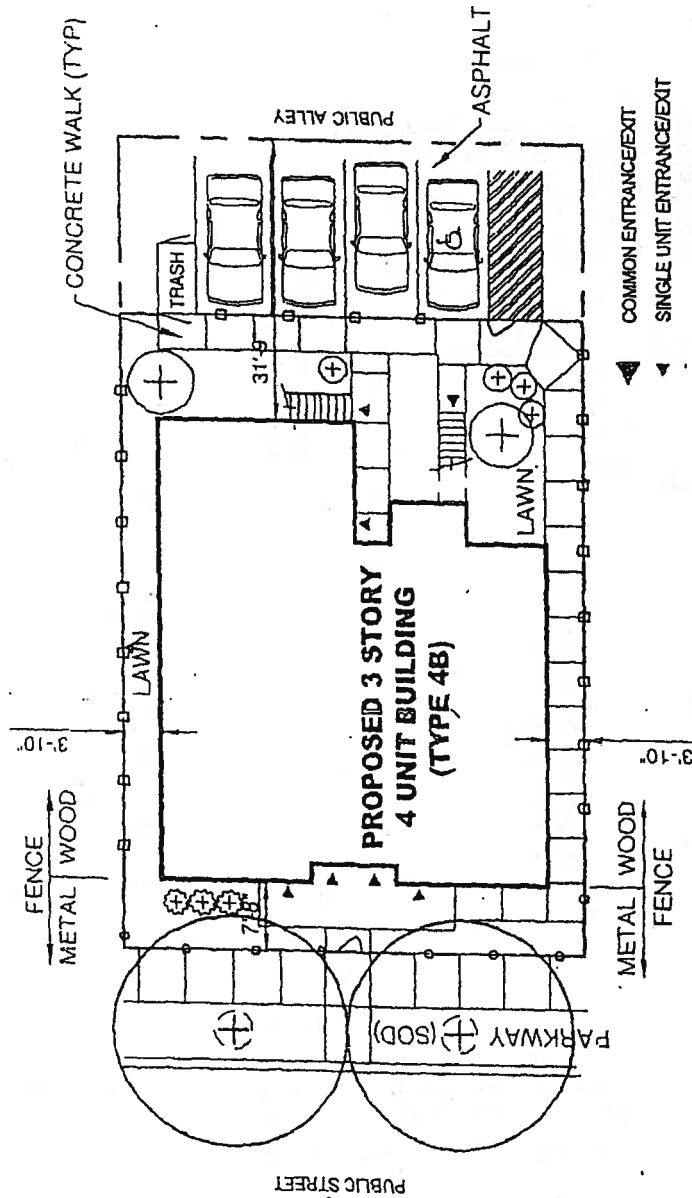
Subarea A -- Typical Site Plans --
Building Type: 6A2.



BUILDING TYPE: 6A2

6 UNIT BUILDING
SCALE: 1" = 20'

Subarea A -- Typical Site Plan --
Building Type: 4B.

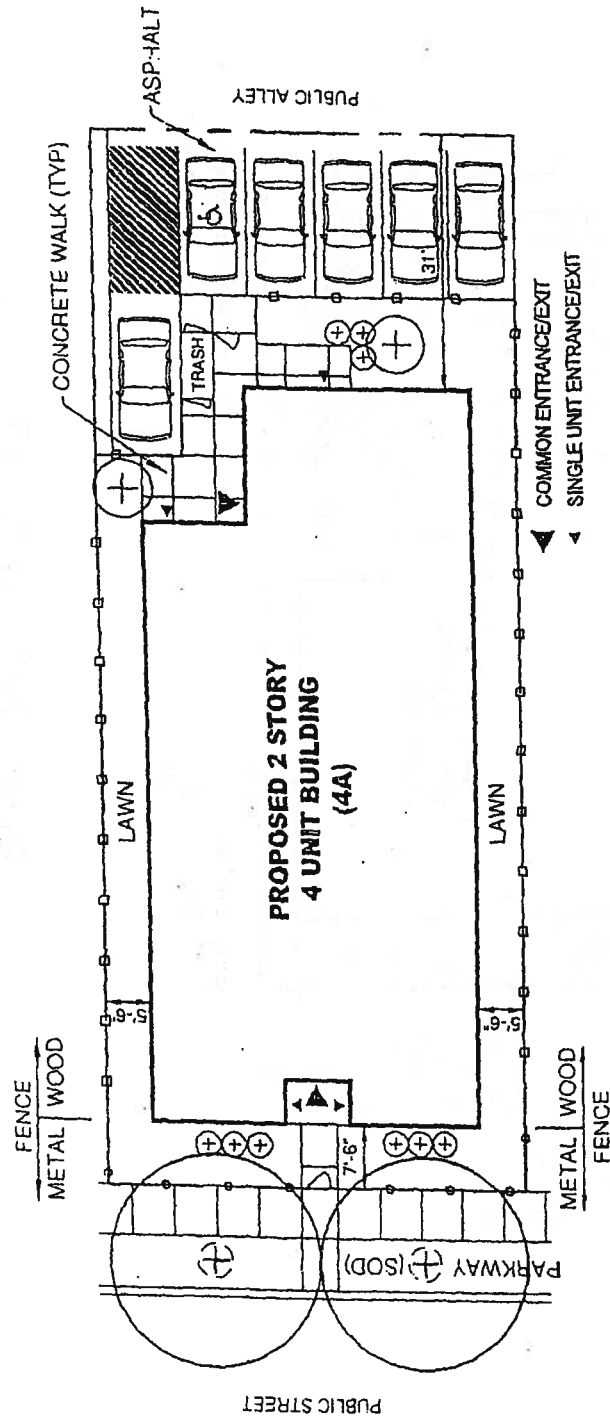


BUILDING TYPE: 4B

4 UNIT BUILDING

SCALE: 1" = 20'

Subarea A -- Typical Site Plan --
Building Type: 4A.

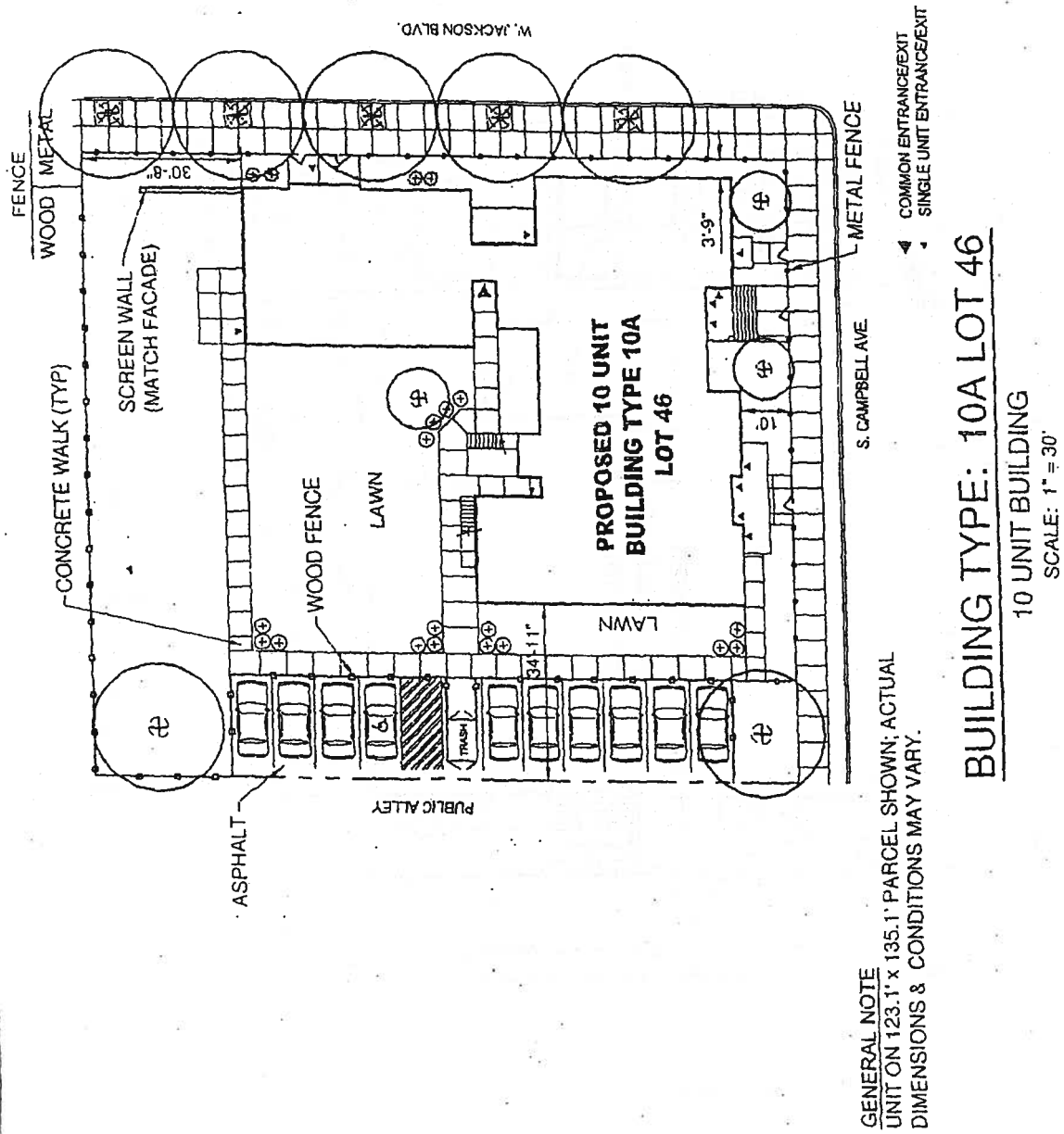


BUILDING TYPE: 4A

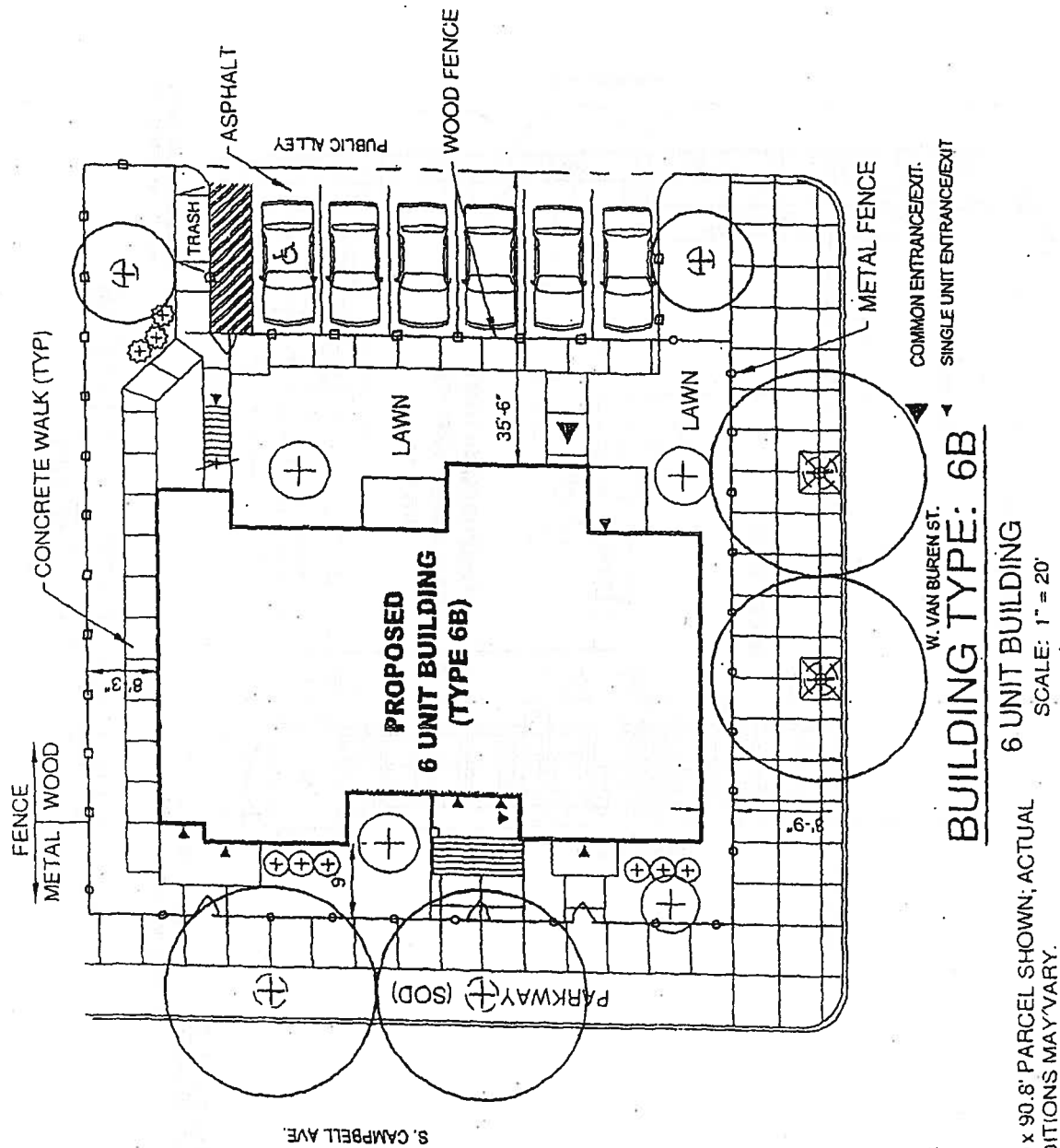
4 UNIT BUILDING
SCALE: 1" = 20'

GENERAL NOTE
TYPICAL UNIT ON 127.5' x 45' PARCEL SHOWN; ACTUAL
DIMENSIONS & CONDITIONS MAY VARY.

Subarea A -- Typical Site Plan --
Building Type: 10A Lot 46.



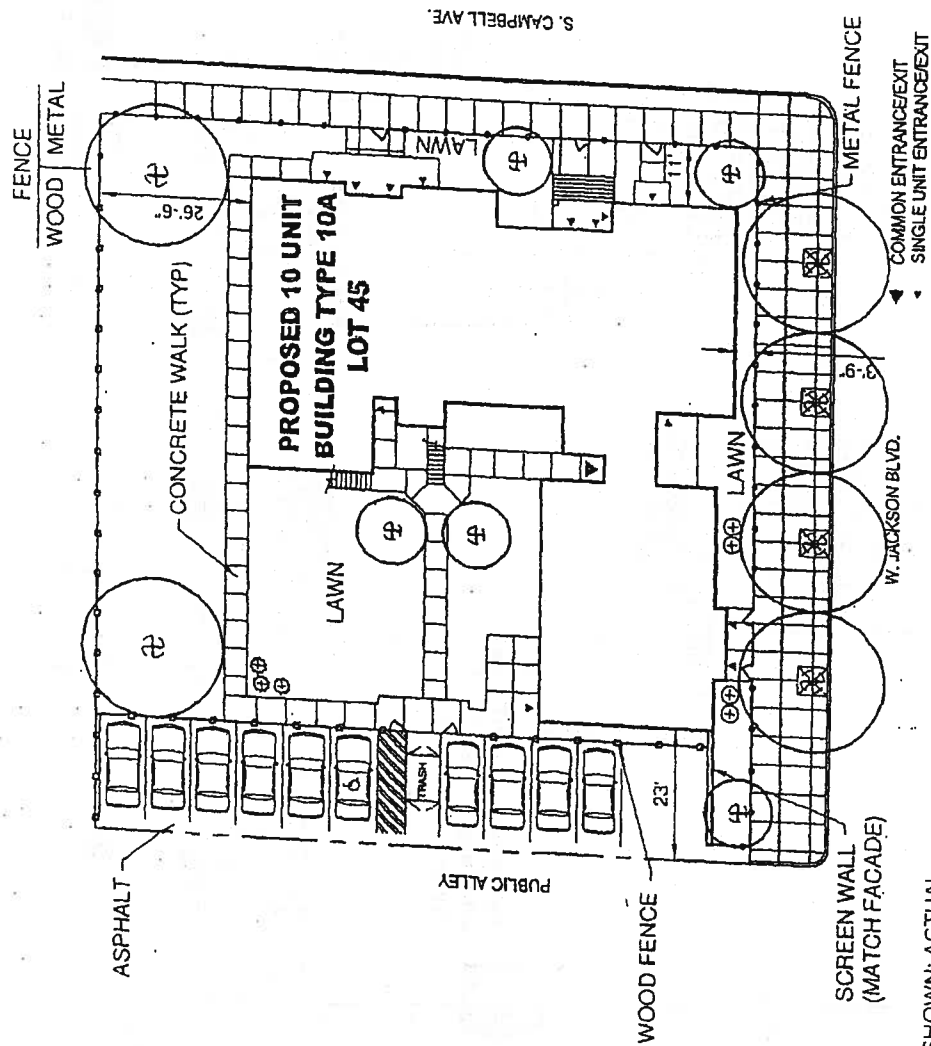
Subarea A -- Typical Site Plan --
Building Type: 6B.



GENERAL NOTE

TYPICAL UNIT ON 76' x 90.8' PARCEL SHOWN; ACTUAL
DIMENSIONS & CONDITIONS MAY VARY.

Subarea A -- Typical Site Plan --
Building Type: 10A Lot 45.

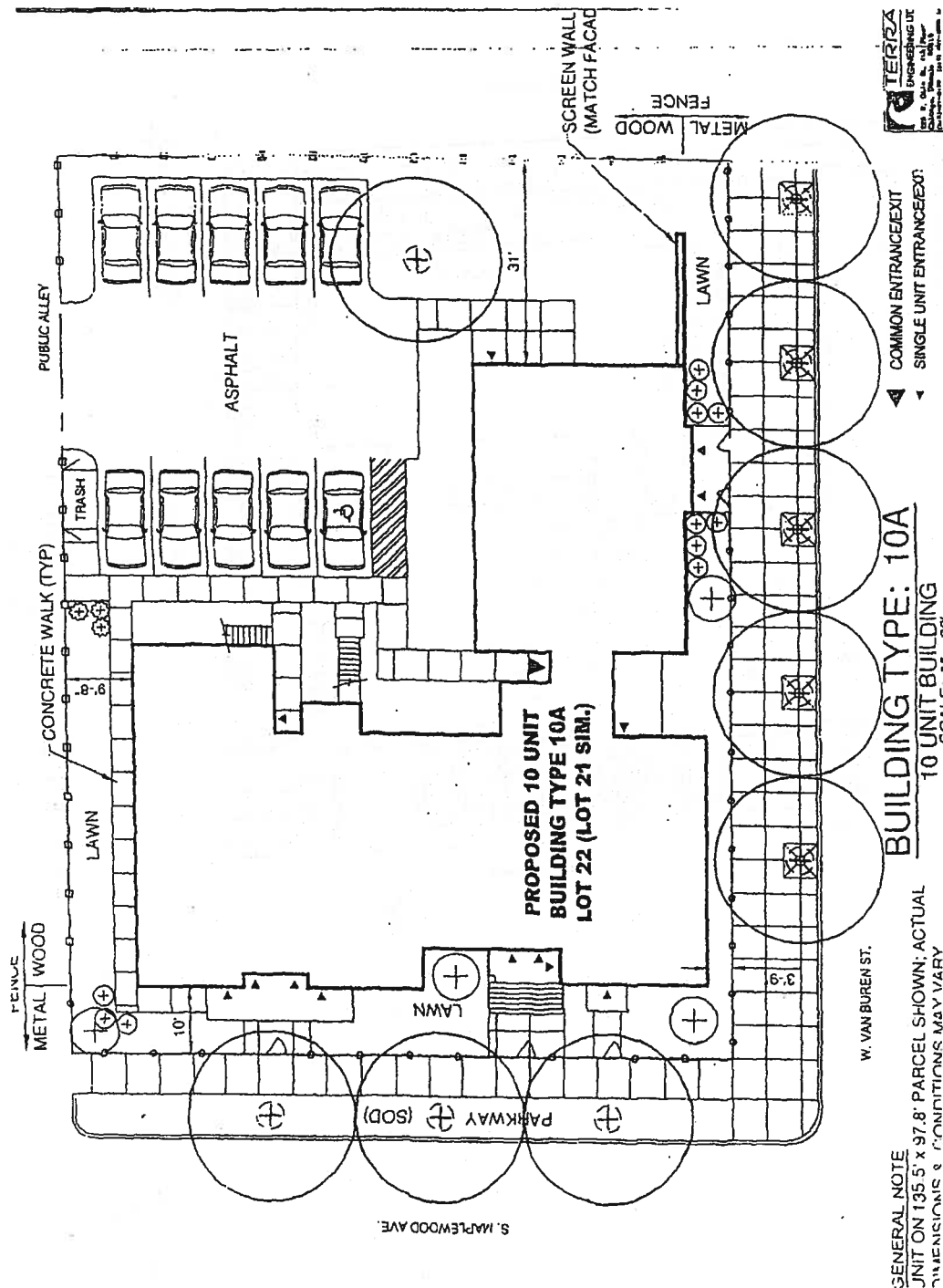


GENERAL NOTE
UNIT ON 114.5' x 127.5' PARCEL SHOWN; ACTUAL
DIMENSIONS & CONDITIONS MAY VARY.

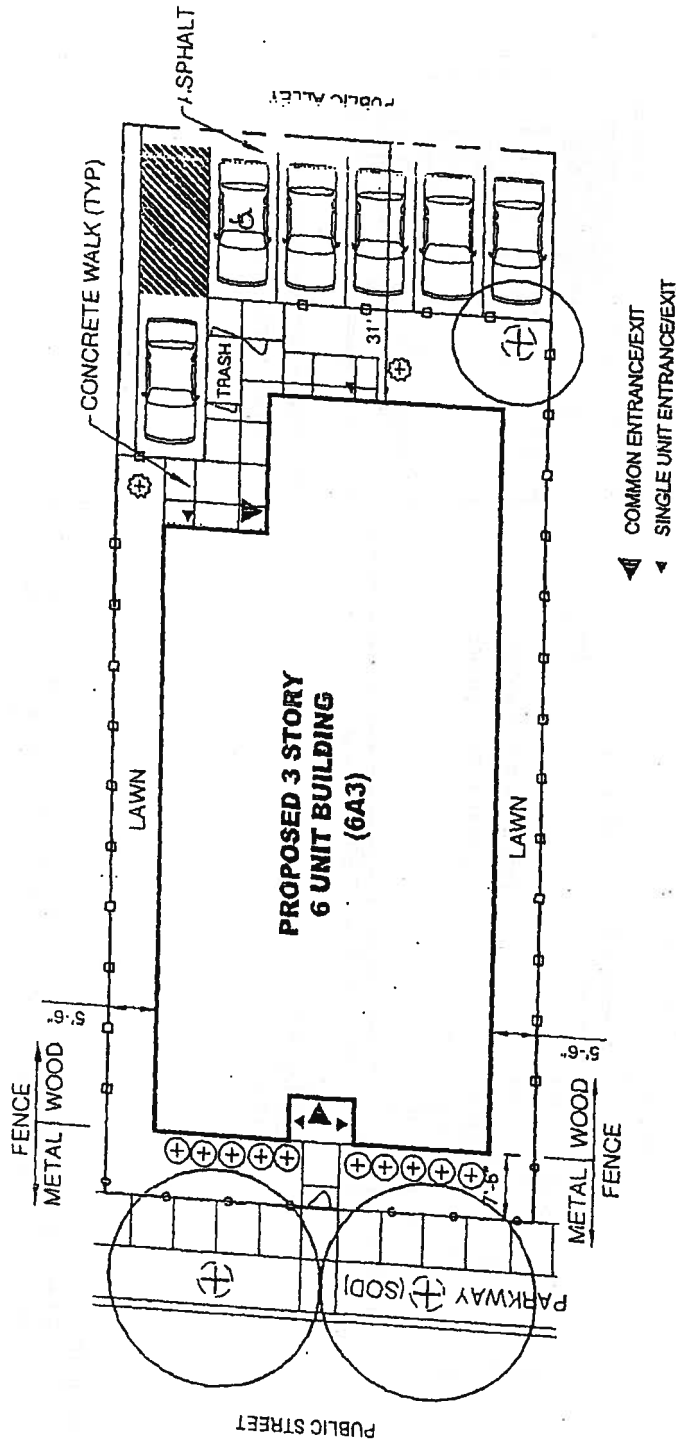
BUILDING TYPE: 10A LOT 45

10 UNIT BUILDING
SCALE: 1" = 30'

Subarea A -- Typical Site Plan --
Building Type: 10A.



Subarea A -- Typical Site Plan --
Building Type: 6A3.



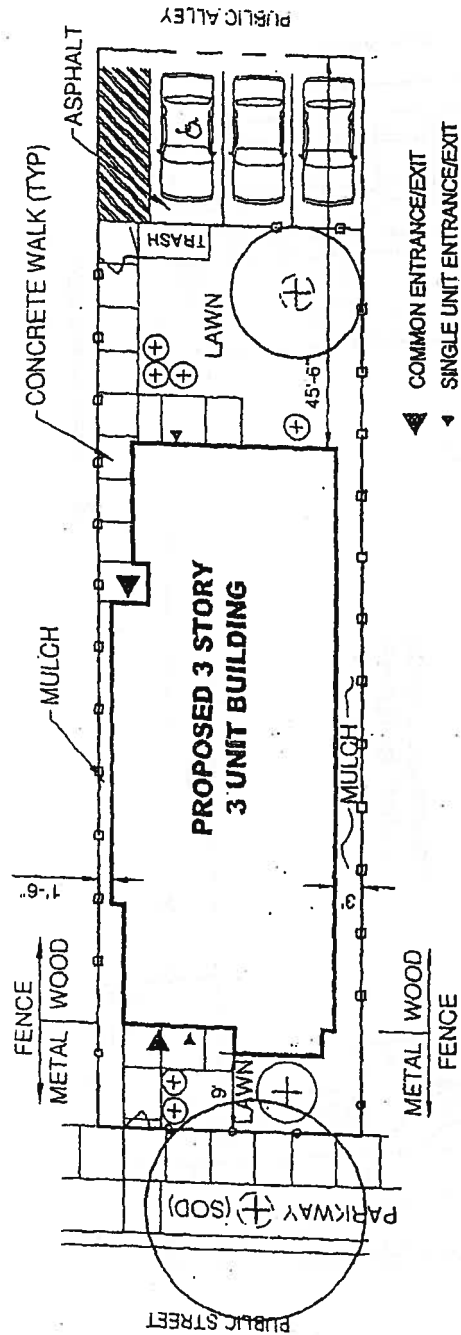
BUILDING TYPE: 6A3

6 UNIT BUILDING

SCALE: 1" = 20'



Subarea A -- Typical Site Plan --
Building Type: 3A.



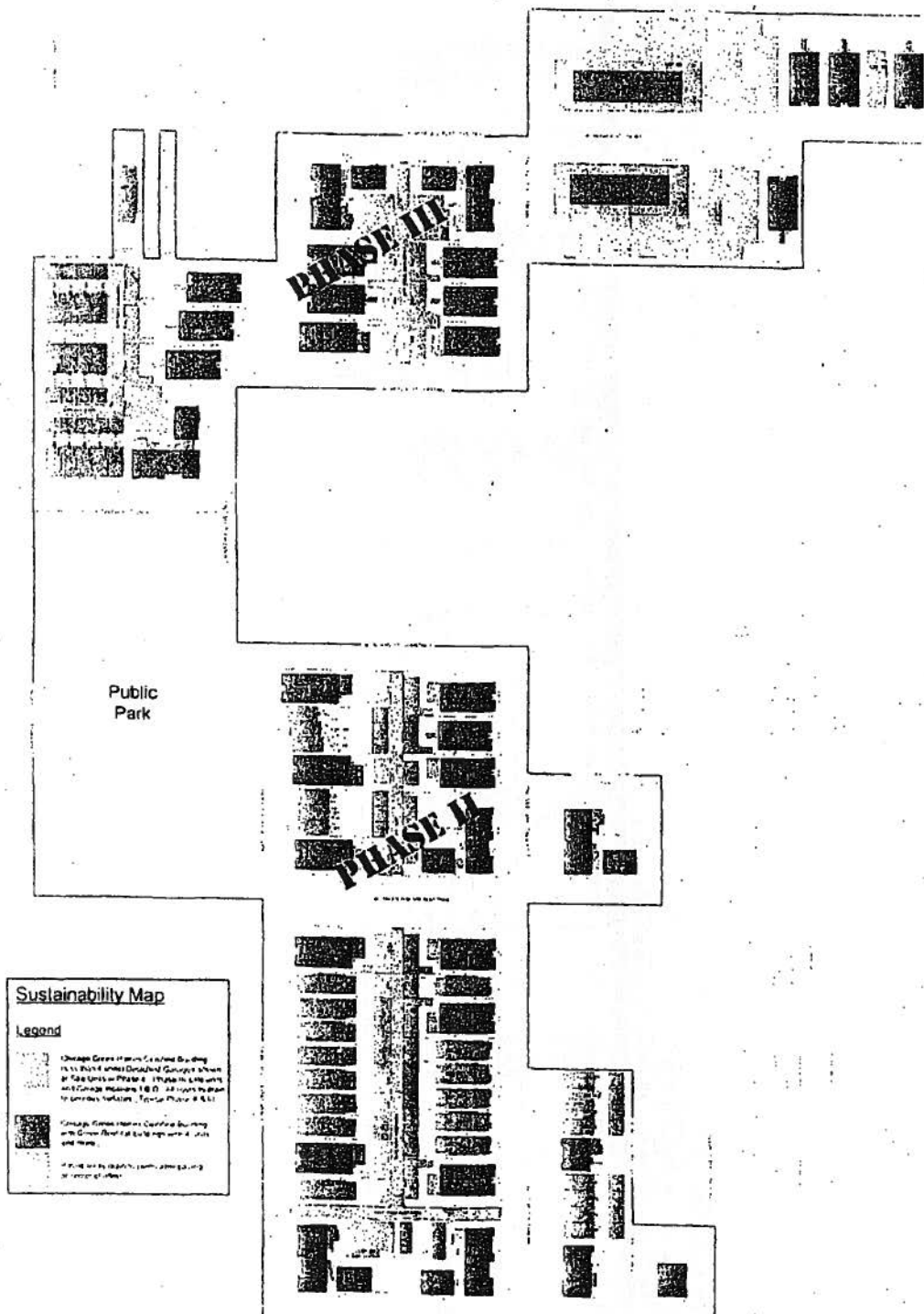
GENERAL NOTE:
TYPICAL UNIT ON 125' x 30' PARCEL SHOWN;
ACTUAL DIMENSIONS & CONDITIONS MAY VARY.

BUILDING TYPE: 3A

3 UNIT BUILDING

SCALE: 1" = 20'

Green Roof Plan.
(Page 1 of 2)



7/29/2009

REPORTS OF COMMITTEES

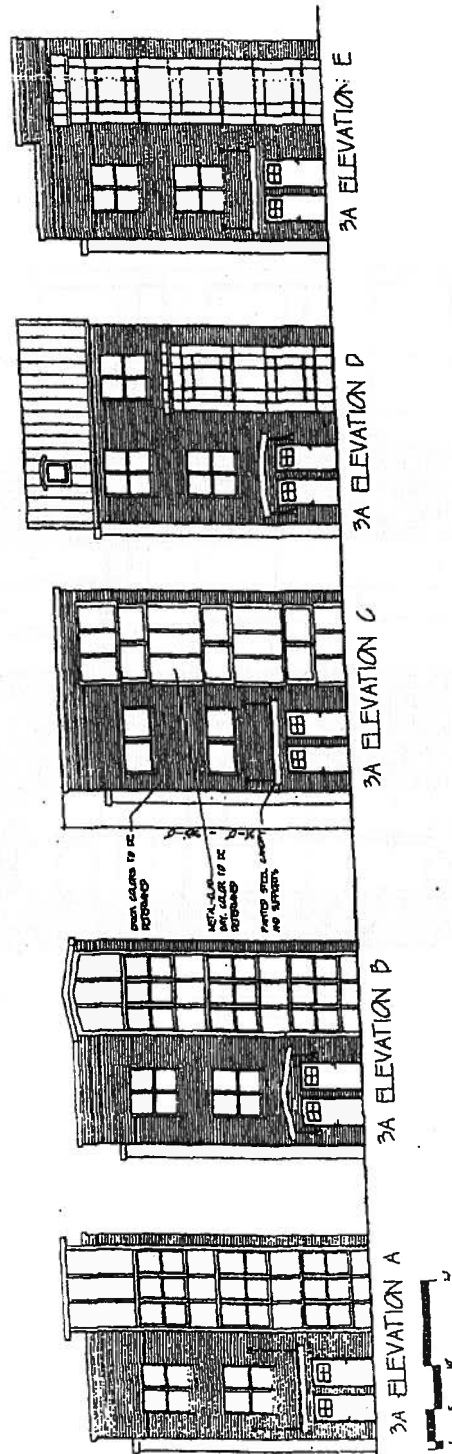
68915

Green Roof Plan. (Page 2 of 2)

Piekarz Associates, P.C.							17-Dec-07
Rockwell Gardens Phase II & III							
Green Roof Areas- Please note, all square footages are approximate							
Building Type	Roof Areas (SF) per bldg.	Actual Green (SF) per bldg.	# of buildings	Total Roof Area (SF)	Total Green Roof Area (SF)	Total %	
4A	2,630	1,572	2	5,260	3,144	59.8%	
4B	1,477	805	2	2,954	1,610	54.5%	
6A2	2,420	1,400	18	43,560	25,200	57.9%	
6A3	2,630	1,572	6	15,780	9,432	59.8%	
6B	2,075	728	1	2,075	728	35.1%	
10A	4,072	1,512	7	28,504	10,584	37.1%	
Midrises (Phase III)	22,695	11,347	2	45,390	22,694	50.0%	
Totals	37,999	18,936	38	143,523	73,392	51.1%	

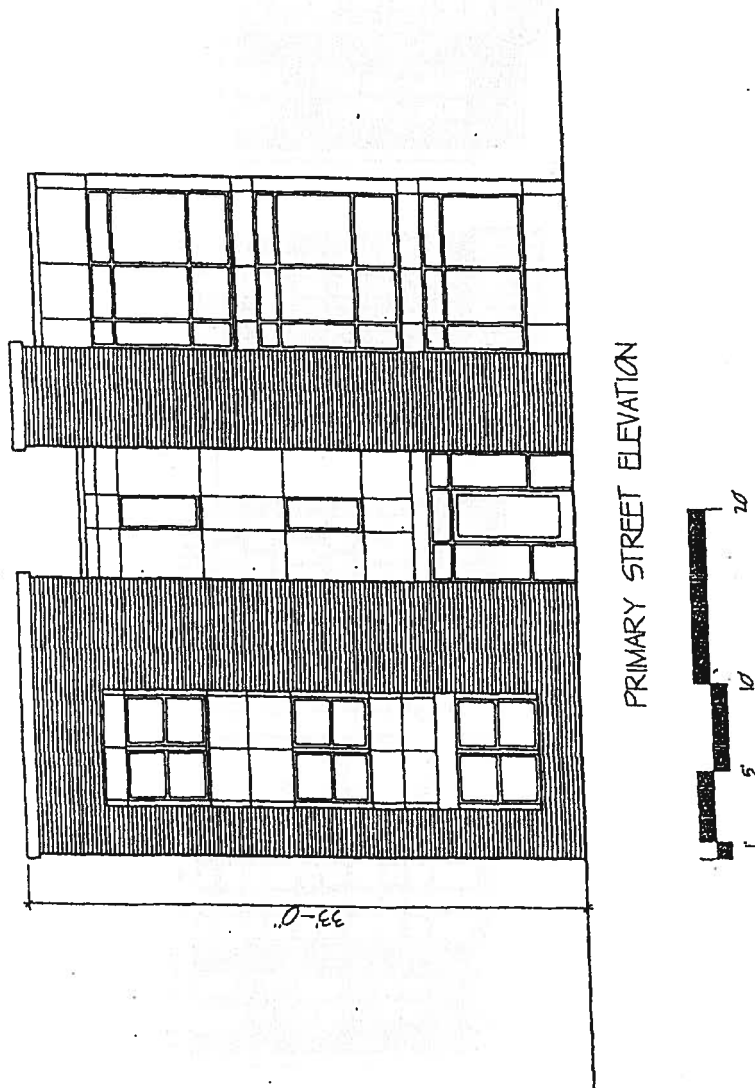
Subarea A Elevations.
(Page 1 of 8)

3A Elevation A -- 3A Elevation E.



Subarea A Elevations.
(Page 2 of 8)

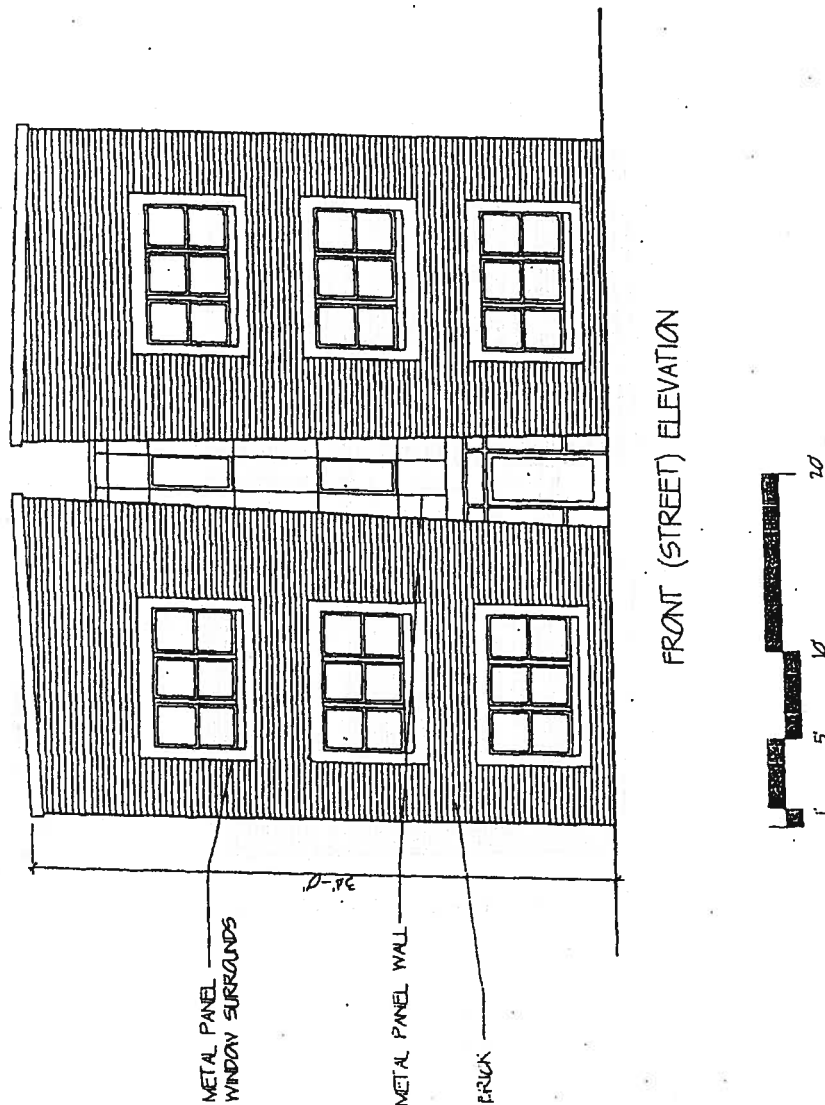
Primary Street Elevation.



Subarea A Elevations.

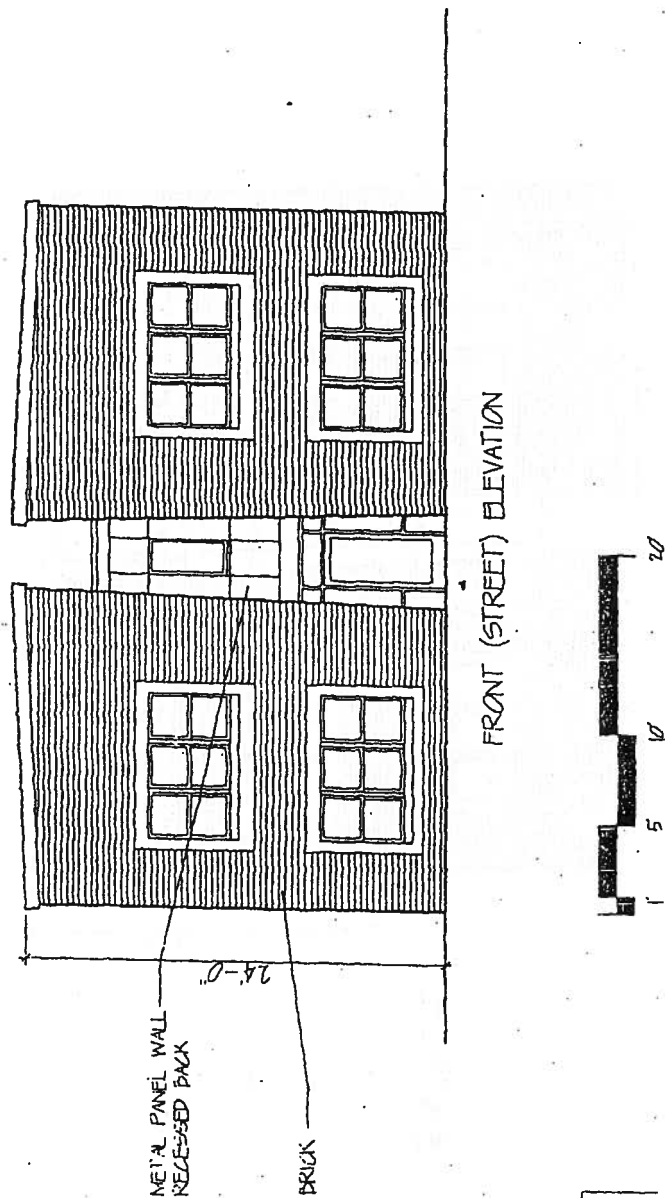
(Page 3 of 8)

Front (Street) Elevation -- Building Type 6A2 and 6A3.



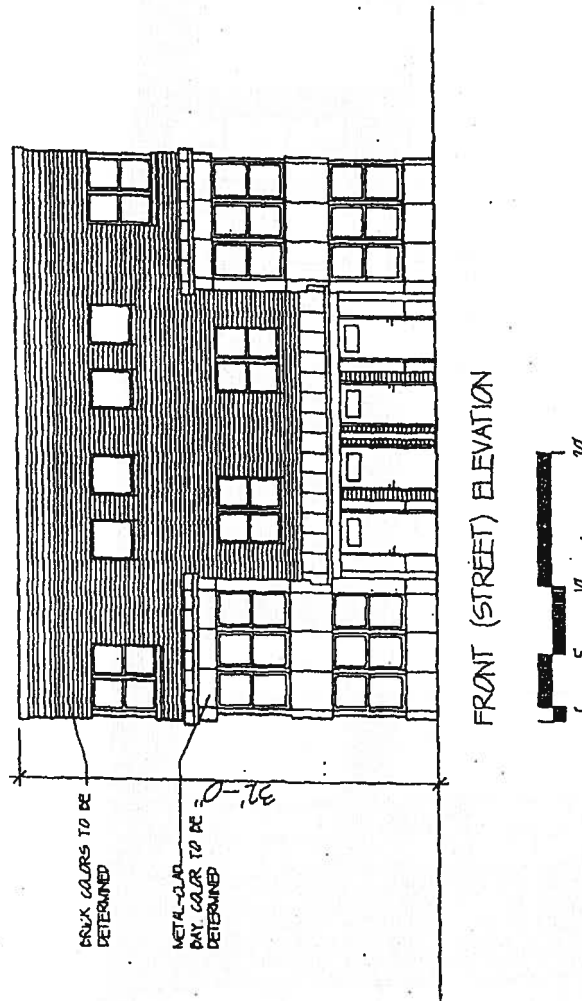
Subarea A Elevations.
(Page 4 of 8)

Front (Street) Elevation -- Building Type 4A.



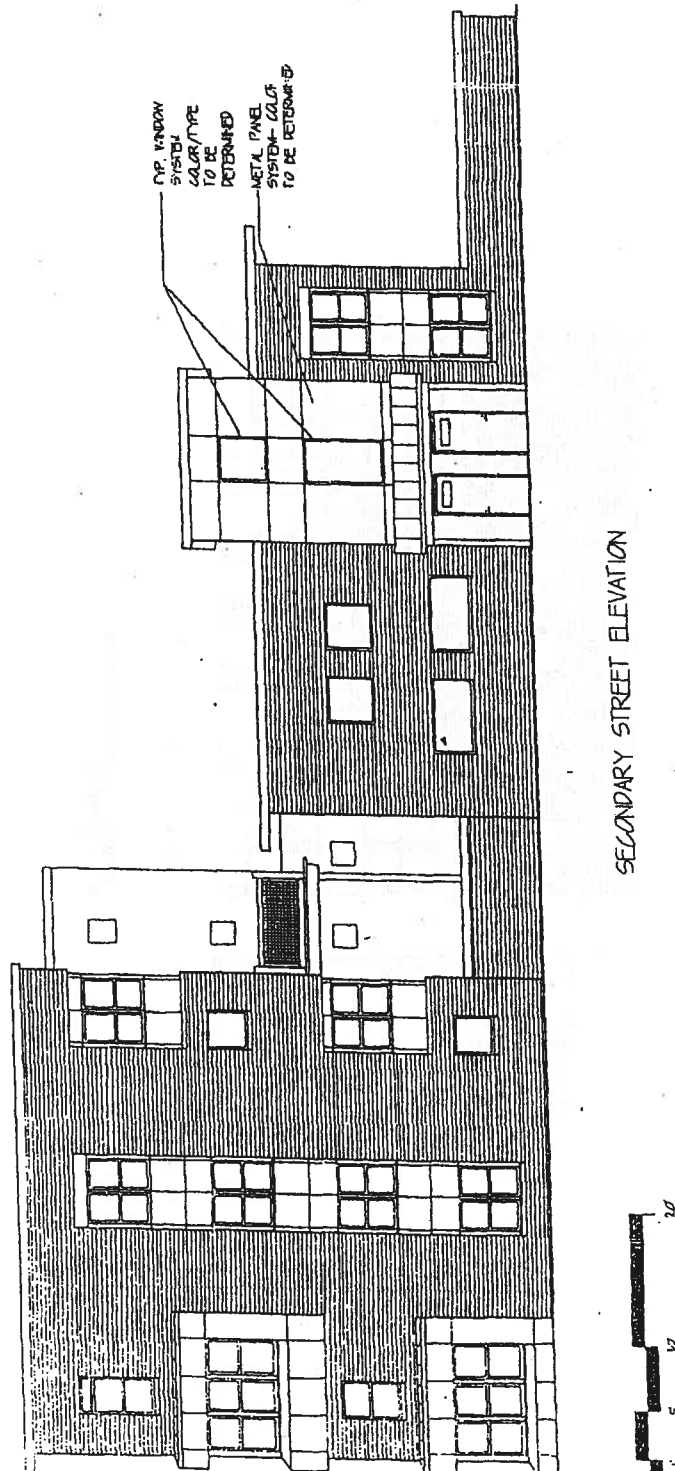
Subarea A Elevations.
(Page 5 of 8)

Front (Street) Elevations -- Building Type 4B.



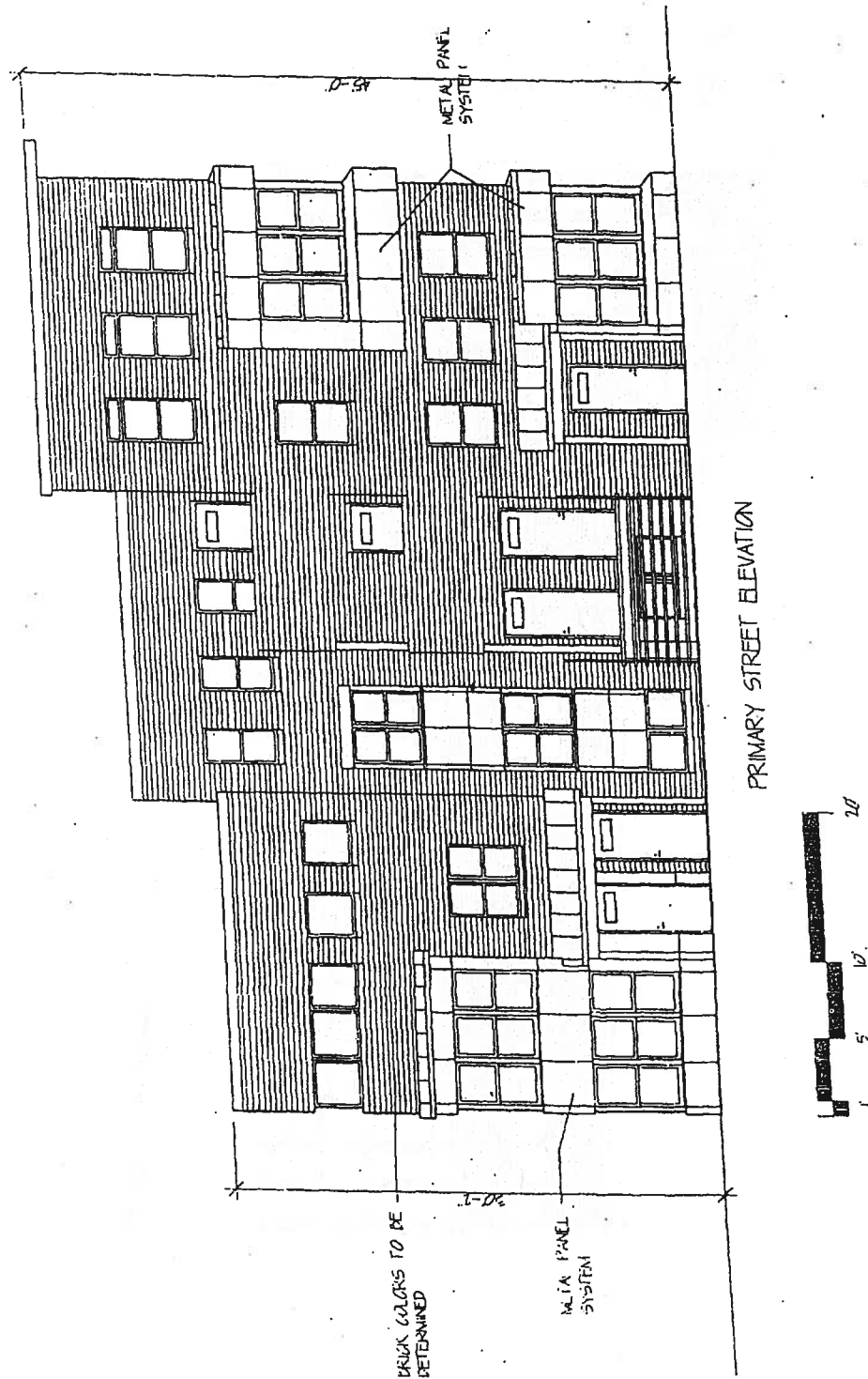
Subarea A Elevations.
(Page 6 of 8)

Secondary Street Elevations -- Building Type 10A.



Subarea A Elevations.
(Page 7 of 8)

Primary Street Elevation -- Building Type 6B.



Subarea A Elevations.
(Page 8 of 8)

Primary Street Elevation -- Building Type 10A.

